093.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,400 / 691,400
					USE VALUE:	691,400 / 691,400
					ASSESSED:	691,400 / 691,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARBARISI RACHEL ARIEL
Owner 2:	MCKENNA JOHN KEVIN
Owner 3:	
Street 1:	68 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SLATTERY PAULETTE -
Owner 2:	-
Street 1:	68 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,049 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1708 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5049.000	291,400		400,000	691,400
Total Card	0.116	291,400		400,000	691,400
Total Parcel	0.116	291,400		400,000	691,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.80 | /Parcel: 404.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60141
GIS Ref
GIS Ref
Insp Date 10/01/18

!7588!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,400	0	5,049.	400,000	691,400	691,400	Year End Roll	12/18/2019
2019	101	FV	241,900	0	5,049.	405,700	647,600	647,600	Year End Roll	1/3/2019
2018	101	FV	241,900	0	5,049.	302,900	544,800	544,800	Year End Roll	12/20/2017
2017	101	FV	241,900	0	5,049.	274,300	516,200	516,200	Year End Roll	1/3/2017
2016	101	FV	241,900	0	5,049.	262,900	504,800	504,800	Year End	1/4/2016
2015	101	FV	235,900	0	5,049.	222,900	458,800	458,800	Year End Roll	12/11/2014
2014	101	FV	235,900	0	5,049.	211,400	447,300	447,300	Year End Roll	12/16/2013
2013	101	FV	235,900	0	5,049.	201,200	437,100	437,100		12/13/2012

PRINT

Date	Time
12/10/20	22:12:35

LAST REV

Date	Time
12/26/19	15:32:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7588

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLATTERY PAULET	1539-79	1	12/28/2018		715,000	No	No		
FAZIO DOMENICJ	1174-120		7/22/1997		152,000	No	No		Dennis Slattery dod 6/19/2015

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1445		1,905					
5/27/2005	429	Addition	80,000	C	7/27/2005	G7	GR FY07	20X40 2ND STY
9/13/2002	754	Wood Dec	6,000	C		G7	GR FY07	NEW DECK REAR
7/24/1997	426	Manual	2,000					REPAIR WALL
5/22/1992	193							DEMOLISH GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	Meas/Inspect	BS	Barbara S
12/9/2008	Meas/Inspect	294	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
4/26/2006	Fieldrev-Chg	BR	B Rossignol
7/27/2005	Inspected	BR	B Rossignol
2/2/2000	Mailer Sent		
2/2/2000	Measured	263	PATRIOT
8/7/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60141
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5049		Sq. Ft.	Site		0	70.	1.13	5									400,030						400,000	

Total AC/HA: 0.11591 | Total SF/SM: 5049 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 400,030 | Spl Credit | Total: 400,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26475406
Const Adj.:	1.00289977
Adj $ / SQ:	158.553
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395928
Depreciation:	104525
Depreciated Total:	291403

COMMENTS

OF=SINK..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

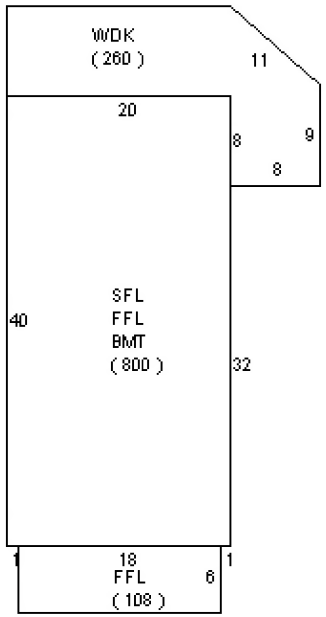
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.55
Special Features:	0	Val/Su Net:	105.27
Final Total:	291400	Val/Su SzAd	170.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	158.550	143,966
BMT	Basement	800	47.570	38,053
SFL	Second Floor	800	158.550	126,842
WDK	Deck	260	9.870	2,567

Net Sketched Area:	2,768			Total:	311,428
Size Ad	1708	Gross Are	2768	FinArea	1708

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	